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DEVELOPMENT STANDARDS

Regulatory Framework

Village Redevelopment Zone (VR)

All properties within the Carlsbad Village Redevelopment Area are zoned **V-R Village Redevelopment Zone** (per Chapter 21.35 of the City of Carlsbad Zoning Ordinance). The boundaries of the Village Redevelopment Area are shown on Figure 5. Land uses and development standards are hereby established by this Village Design Manual upon approval of the Housing and Redevelopment Commission.

For development standards and other regulations which are *not* specifically identified within this Village Master Plan and Design Manual, the appropriate reference document shall be the current Carlsbad Municipal Code.

Village Area Redevelopment Plan

All development within the Village Redevelopment Area is regulated by the Carlsbad Village Area Redevelopment Plan. This Master Plan and Design Manual implements the fundamental Land Use Plan set forth in that Plan.

Uniform Building Code

The Uniform Building Code shall be the appropriate reference document for identifying the appropriate building standards for all buildings to be constructed, renovated or rehabilitated

within the Village Redevelopment Area. Applicants should consult with the City's Building Department to identify the sections of the building codes which shall be applicable to any project within the Village Redevelopment Area. See Title 18 of the Carlsbad Municipal code for Building Codes and Regulations.

Local Coastal Plan

Non-exempt Development on properties located within the Coastal Zone requires a Coastal Development Permit issued by the Carlsbad Redevelopment Agency/City of Carlsbad (depending on whether the project is located within the Coastal Zone, but not in the Redevelopment Area, or within both the Redevelopment Area and the Coastal Zone. The boundaries of the coastal zone within the Village Redevelopment Area are shown on Figure 5). The Village Master Plan Design Manual, the Carlsbad Village Area Redevelopment Plan, together with their implementing ordinances and the manual of policies and procedures constitute the Local Coastal Plan for the Village Redevelopment Area. These documents shall establish the standards for all development within the Village Area of the Coastal Zone

Policies and Procedures Manual

From time to time, the Carlsbad Housing and Redevelopment Commission may also establish policies and procedures which must be adhered to for development and/or other activities within the Village Redevelopment Area. These policies and

procedures shall be adopted by the Commission and included within a "Housing and Redevelopment Commission Policies and Procedures Manual." When these policies and procedures impact any development and/or activities located on properties within the Coastal Zone, the policies and procedures must be approved by the Coastal Commission or its executive director prior to becoming effective within the Coastal Zone.

Development Standards

This Development Standards section is divided into two (2) parts. The first part outlines "Universal Standards" which are applicable to all projects within the Village Redevelopment Area, regardless of district location. The second part outlines the "Individual Standards" for each Land Use District; these standards will differ from district to district and will be applied according to the location of the proposed development and/or activity.

Variances

Variances to development standards set forth within the this Village Master Plan and Design Manual document shall be processed according to regulations established within Section 21.35.130 of the Carlsbad Municipal Code.

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Non-Conforming Uses

The provisions set forth for non-conforming uses within the Village Master Plan and Design Manual document shall supersede regulations set forth within the Carlsbad Municipal Code. See Chapter 2 of this document for information related to regulations for non-conforming uses in the Village Redevelopment Area. Chapter 2 provides regulations regarding 1) the continued operation of a non-conforming use; and 2) the conditions upon which a property owner can return to an **“original use”** of the property, even if it determined to be non-conforming under the Land Use Plan set forth within this Manual.

Code Enforcement

For the purposes of code enforcement as related to the regulations set forth by this Village Master Plan and Design Manual, Title 21 of the Carlsbad Municipal Code shall serve as the applicable regulations in terms of procedures and due process.

Figure 5 provides two maps which indicate the coastal zone boundaries for the Village Redevelopment Area. The shaded area indicates the coastal zone. All non-exempt development on properties within the Coastal Zone will require approval of a Coastal Development permit.

Figure 5. Village Redevelopment Area Boundaries and Coastal Zone Boundaries:

Figure 5. Village Redevelopment Area Boundaries, Land Use District Boundaries and Coastal Zone Boundaries (shaded area).

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Universal Standards

These standards are applicable to all development in the Village.

General Plan

All redevelopment projects must be consistent with all General Plan policies, goals, and action programs.

Residential Density

The applicable General Plan residential density designation shall be determined for each project based on a case by case basis and upon compatibility findings with surrounding area. Maximum project density may not exceed the Growth Management Control Point for the applicable density designation unless a density increase or bonus is granted in accordance with Chapters 21.53 and 21.86 of the Carlsbad Municipal Code.

The Village Redevelopment Area is exempt from Council Policy No. 43 which regulates and/or prioritizes the use of excess dwelling units throughout the City.

Planned Development

Residential units proposed for separate ownership shall comply with the development standards set forth within this Master Plan for such development and with the State Map Act. A tentative tract map shall be filed with the application for the appropriate redevelopment permit and be processed appropriately by the Design Review Board and Housing and Redevelopment Commission.

Inclusionary Housing Requirements

All residential projects including the conversion of apartments to airspace condominiums are subject to the City's Inclusionary Housing Ordinance, Chapter 21.85 of the Carlsbad Municipal Code, and those requirements imposed by Redevelopment Law.

Per Redevelopment Law, 15% of the private housing units constructed must be affordable to low and moderate income persons, of which not less than 40% (or 6% of the total units) must be affordable to very low income households.

Per City Ordinance, 15% of the total housing units constructed must be affordable to low income households. Projects consisting of 6 or fewer market rate units may pay an in-lieu fee rather than constructing a unit.

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Parking

New development and additions to existing buildings within the Village Redevelopment Area will be required to provide parking per the standards contained within Chapter 5 of this Village Master Plan and Design Manual.

Changes of use within an existing structure or building may require additional parking if the new use creates a parking demand greater than the structure or building's previous use or existing on-site parking spaces.

For the purposes of applying the individual development standards set forth within the document, a "parking structure" shall be defined as "an enclosed building or facility which is partially or wholly located above or below ground is specifically used for the parking of motor vehicles."

The Parking In-Lieu Fee Program described in Chapter 6 may be available as an option for property owners/tenants who are unable to meet their on-site parking requirements. Requests for variances from the on-site parking requirements shall be processed as set forth in Chapter 6 of this document.

Building Coverage, Building Height and Building Setbacks

The standards for building coverage, height and setbacks are established individually according to the applicable Land Use District within the Village

Redevelopment Area. See the appropriate development standards section for the applicable Land Use District to identify the standards which apply to projects within the area.

Where a range is established for the subject standard, the individual project standard may be set anywhere within the range based on findings that the project design or site constraints justify the standard and subject to the findings/criteria outlined below for each type of standard noted.

Building Coverage

In all cases where a range has been established as the appropriate building coverage standard within a given district, the bottom of the range shall be considered the desired standard. However, an increase in the standard to the maximum, or anywhere within the range, may be allowed if the project warrants such an increase and appropriate findings are made by the authorized approving body/official.

The authorized approving body/official must find that:

1. The increased standard will not have an adverse impact on surrounding properties.
2. The increased standard will assist in developing a project which meets the goals of the Village Redevelopment Area and is consistent with the objectives for the land use district in which the project is to be located.

3. The reduced standard will assist in creating a project design which is interesting and visually appealing and reinforces the village character of the area.

For approval of a building coverage standard which is above the maximum for the subject land use district, a **variance** must be approved by the authorized approving body/official. Variances shall be granted according to the regulations set forth in Section 21.35.130 of the Carlsbad Municipal Code.

A variance for a building coverage standard which exceeds the top of the range, or the individual standard set forth, will be granted only if the project meets one or more of the following criteria:

1. The project is a mixed use project which provides for residential living units located in close proximity (reasonable walking distance) to the Village Commuter Rail Station.
2. The project is a hotel facility whose scale, design and auxiliary facilities are judged to be appropriate to the Village.
3. The project is a residential project providing a quality living environment and where increased density would not negatively impact adjacent residential development.
4. The project provides for exceptional public amenities in terms of site design or facilities.

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Building Height

The height standard for a building, or buildings, within the Village Redevelopment Area, is noted as a maximum within the individual land use district development standards. The height of a proposed building may not exceed the standard set forth for the given land use district, but it may be set lower if deemed desirable for the project. As a note, additional building height is permitted for all projects in all land use districts for architectural features which are designed as part of the project. For information on architectural features which are exempt from the height limit calculation, see Section 21.46.20 of the Carlsbad Municipal Code.

To exceed the maximum height standard set forth within the development standards for a given land use district, a variance must be granted by the appropriate approving body/official for the project.

A variance for a height standard which exceeds the standard set forth for a given land use may be granted only if the project meets one or more of the following criteria:

1. The increased height will be visually compatible with surrounding buildings.
2. The increased height will not unduly impact nearby residential uses.
3. The taller project will not adversely impact views.

4. The project will maintain a scale and character compatible with the Village and the guidelines contained within this Village Master Plan and Design Manual.
5. The project provides for exceptional design quality and is consistent with the goals and objectives of the Village Redevelopment Area.

Setbacks

In all cases where a range has been established as the appropriate setback standard within a given district, the top of the range shall be considered the desired standard. However, a reduction in the standard to the minimum, or anywhere within the range, may be allowed if the project warrants such a reduction and appropriate findings are made by the authorized approving body/official.

The authorized approving body/official must find that:

1. The reduced standard will not have an adverse impact on surrounding properties.
2. The reduced standard will assist in developing a project which meets the goals of the Village Redevelopment Area and is consistent with the objectives for the land use district in which the project is to be located.
3. The reduced standard will assist in creating a project design which is

interesting and visually appealing and reinforces the Village character of the area.

For approval of a setback standard which is below the minimum for the subject land use district, a **variance** must be approved by the authorized approving body/official. Variances shall be granted according to the regulations set forth in Section 21.35.130 of the Carlsbad Municipal Code. No variance shall be required for a setback which exceeds the range.

DEVELOPMENT STANDARDS

District 1

The boundaries for District 1 are shown on the map provided in Figure 6. This district has traditionally been the Central Business District of Carlsbad. Although shopping centers and other development outside of the Village have drawn some uses away from the area, the District 1 Village Center continues to function as a strong retailing and financial services core serving city residents as well as tourists and regional visitors. The intent of land use standards for this district is to reinforce the pedestrian shopping environment, encourage mutually supportive uses and provide a major activity focus for Carlsbad Village and the City as a whole. Retail shopping continuity, local serving commercial shops, stores and restaurants as well as facilities and services for travelers in the coastal zone are emphasized.

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District 1 - Carlsbad Village Center

Following are the individual development standards which have been set forth for all projects to be developed within District 1 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front:	0 to 10 feet maximum.
Side:	No minimum or maximum setback requirement.
Rear:	No minimum or maximum setback requirement.

Exception: Parking lots must be set back a minimum of 5 feet from any property line for landscaping purposes.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios and outdoor eating areas. No parking spaces or aisles are

permitted in the open space.

Building Coverage:

Commercial Projects:	80 to 100%
Residential:	60 to 80%
Mixed Use:	60 to 80%

Building Height:

35' maximum with minimum 5:12 roof pitch.

45' maximum with minimum 5:12 roof pitch for any size project where a residence or commercial/office space is located over a parking structure.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 1 of the In-lieu Fee Parking Program which means that properties east of the AT&SFT Railroad right-of-way within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The In-Lieu Fee parking program shall only be permitted in the remaining redevelopment area *west* of the railroad right-of-way when it can be demonstrated **to the satisfaction of the California Coastal Commission** that 1) a bonafide fee has been established to implement such a program; 2) specific sites have been

identified where parking facilities will be constructed; and 3) detailed criteria and procedures have been established for the annual assessment of parking utilization subject to the completion of a parking study or other technical information.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

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District 2

The boundaries of District 2 are shown on the map provided in Figure 7. District 2 contains a mixture of commercial uses and is strongly pedestrian-oriented as a continuation of the Village Center (District 1) in terms of building scale and character. Existing residential uses will be phased out of the district over time. Buildings will be set back from the sidewalk in a landscaped lawn setting and any on-site parking will be located adjacent to alleys and away from street frontages.

District 2

Following are the individual development standards which have been set forth for all projects to be developed within District 2 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front:	5 - 15 feet
Side:	5 - 10 feet 10 feet minimum street side
Rear:	5 - 10 feet

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios, and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 60 to 80%

Building Height:

35' with a minimum 5:12 roof pitch.

45' maximum with minimum 5:12 roof pitch for any size project where a residence or commercial/office space is located over a parking structure.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

No outdoor storage is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential development which adjoins an existing residential lot shall have a solid masonry wall installed along common lot lines. Also any non-residential development constructed on Oak Avenue shall be designed in a manner which respects the area's residential character.

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District 3

The boundaries for District 3 are shown on the map provided in Figure 8. District 3 comprises the easterly entry to Carlsbad Village from Interstate Highway 5. The district is, and will continue to be, the location of traveler services normally associated with urban freeway interchanges. In addition, land uses will include other convenience services to meet the needs of the broader Carlsbad community.

District 3 - Freeway Commercial Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 3 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front: 5 - 20 feet

Side: 5 feet minimum

Rear: 5 - 10 feet.

No parking in front or rear setbacks; these areas must be maintained for landscaping only.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios, and/or outdoor eating

areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 60 - 80%

Building Height:

35' with a minimum 5:12 roof pitch.

45' maximum with minimum 5:12 roof pitch for any size project where a residence or commercial/office space is located over a parking structure.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

No outdoor storage is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

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District 4

The boundaries for District 4 are shown on the map provided in Figure 9. District 4 has in the past been a commercial service and light industrial area featuring automotive repair, building services and other uses characterized by low levels of investment in buildings, large exterior service and storage areas and a significant amount of visual deterioration. The intent of current land use policy is to provide for a gradual transition in this district to a mix of higher quality commercial and residential uses which will provide positive support for the District 1 Village Center and reinforce the Village area north of Beech Street as a quality residential neighborhood.

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District 4 - Residential Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 4 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front: 0 - 10 feet

Side: 5 - 10 feet

Rear: 5 - 10 feet

No parking in rear setback, except for properties on the west side of State Street; this area is primarily to be used for landscaping purposes only.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios, and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

Commercial: 80 to 90%

Residential: 60 to 80%

Mixed Use: 60 to 80%

Building Height:

35' with a minimum 5:12 roof pitch.

45' maximum with minimum 5:12 roof pitch for any size project where a residence or commercial/office space is located over a parking structure.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

No outdoor storage is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential development which adjoins an existing residential lot shall have a solid masonry wall installed along common lot lines. Also any non-residential development constructed shall be designed in a manner which respects the area's residential character.

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District 5

The boundaries of District 5 are shown in the map provided in Figure 10. District 5 will continue as a mixed use area related to the District 1 Village Center while also serving the special needs of the adjacent Barrio Neighborhood.

District 5 - Hispanic Mixed Use Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 5 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front:	5 - 20 feet residential 5 - 10 feet commercial
Side:	5 - 10 feet
Rear:	5 - 10 feet

No parking in front or rear setbacks; this area is to be used primarily for landscaping purposes only.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios, and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 60 to 80%

Building Height:

30 feet maximum with a minimum 4:12 roof pitch.

Due to the fact that this District is located in the Barrio Carlsbad Neighborhood, special scrutiny will be given to any requests for exceptions to the height restrictions. In most cases, additional height will be granted only if there are no objections from the Barrio Community, business and/or residential.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

Access to parking will not be allowed from Roosevelt Street unless no other access is available.

No outdoor storage is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential development which adjoins an existing residential lot shall have a solid masonry wall installed along common lot lines. Also any non-residential development constructed in the area shall be designed in a manner which respects the area's transitional or residential character.

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District 6

The boundaries of District 6 are shown in the map provided in Figure 11. District 6 has traditionally functioned as a light industrial area with an emphasis upon automotive towing, repair and detailing uses. Other building services and light industrial activities have also occupied large parcels in the area. Land uses of this type will be allowed to continue in the area with some limitations to better integrate them into the surrounding Village environment. However, as economics begin to play its role in the area, this area may begin to transition into a more commercial retail and business area much different from the industrial land uses. The land use plan within this document allows for the gradual transition of the area into uses which will be more compatible with the residential character of the Barrio neighborhood.

District 6 -Service Commercial Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 6 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front: 5 - 20 feet

Side: 5 - 10 feet

Rear: 5 - 10 feet

No parking in front set-backs; this area is to be used primarily for landscaping purposes.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios, and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 50 to 80%

Building Height:

35' with a minimum 5:12 roof pitch.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-Lieu Fee Parking Program which means that properties east of the AT&ST Railroad right-of-way within the district may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The In-Lieu Fee parking program shall only be permitted in the remaining redevelopment area *west* of the railroad right-of-way when it can be demonstrated **to the satisfaction of the California Coastal Commission** that 1) a bonafide fee has been established to implement such a program; 2) specific sites have been identified where parking facilities will be constructed; and 3) detailed criteria and procedures have been established for the annual assessment of parking utilization subject to the completion of a parking study or other technical information.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Use of Railroad right-of-way for structures or parking will only be allowed subject to provisions for future public access along the right-of-way, conditions of approval related to future use or a determination by the City that provisions for future public use are not needed.

Existing automotive and light industrial uses in District 6 will be allowed to remain. If a land use change is proposed, the new land use must conform with this Village Design Manual.

All City ordinances related to health and safety will be strictly enforced.

Owners of existing uses on Tyler Street will be encouraged to relocate parking areas away from street frontages where possible and to improve the appearance of their properties through landscaping and exterior building improvements.

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District 7

The boundaries of District 7 are shown in the map provided as Figure 12. District 7 accommodates professional and medical offices contained in new structures and converted residences.

District 7 - Office Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 7 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front: 5 - 20 feet

Side: 5 - 10 feet

Rear: 5 - 10 feet

No parking in rear set-back, this area is for landscaped purposes only. No parking in front setback.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 60 to 80%

Building Height:

35' with a minimum 5:12 roof pitch.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site Parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

No outdoor storage is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential development which adjoins an existing residential lot shall have a solid masonry wall installed along common lot lines. Also any non-residential development constructed shall be designed in a manner which respects the area's residential character.

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District 8

The boundaries of District 8 are shown in the map provided as Figure 13. District 8 contains predominantly residential uses with some existing professional and medical offices. The area is intended to be a relatively dense urban residential neighborhood with a Village scale and character.

District 8 - Residential Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 8 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front:	5 - 15 feet
Side:	10% of lot width 5 to 10 feet, street side
Rear:	5 - 10 feet

Open entry porches may extend into the front setback. Parking is not allowed in front yard setback.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 60 to 80%

Building Height:

35' with a minimum 5:12 roof pitch.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

Other Miscellaneous Requirements:

No outdoor storage or display is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing & Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential

development which adjoins an existing residential lot shall have a solid masonry wall installed along common lot lines. Also any non-residential development constructed shall be designed in a manner which respects the area's residential character.

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District 9

The boundaries of District 9 are shown in the map provided in Figure 14. District 9 will continue to provide a wide mix of uses with an emphasis upon facilities, goods and services to tourists and regional visitors traveling along the coast. High quality hotels, time share residential condominiums, restaurants and retail shops will be emphasized.

Additional institutional uses such as schools, professional care facilities and churches will be discouraged within this area. Those institutional uses which currently exist will be allowed to remain with legislative approval of a Master Plan for the use and related site(s).

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District 9 - Tourism Support Area

Following are the individual development standards which have been set forth for all projects to be developed within District 9 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front: 5 - 20 feet

Side: 5 - 10 feet

Rear: 5 - 15 feet

No parking will be allowed in the front setback; this area is to primarily be used for landscaping purposes.

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

Commercial: 80 to 100%
Mixed Use: 60 to 80%

Building Height:

35' with a minimum 5:12 roof pitch.

45' maximum with minimum 5:12 roof pitch for any size project where a residence or commercial/office space is located over a parking structure.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

Other Miscellaneous Requirements:

No outdoor storage is permitted within the District. Display of products outdoors will be permitted within this District if it is consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential development which adjoins an existing residential lot shall have a solid masonry wall installed along common lot lines.

For Army/Navy Academy and Carlsbad-

by-the-Sea Retirement Home, a long range master plan must be approved prior to the issuance of any permits for improvements and additions to existing facilities. All future changes must conform to this approved Master Plan, or as amended by the original approving body.

Properties within this District will not be allowed to meet a portion of their on-site parking requirements by paying an in-lieu fee until the City/Redevelopment Agency can demonstrate **to the satisfaction of the California Coastal Commission** that 1) a bonafide fee has been established to implement such a program; 2) specific sites have been identified where parking facilities will be constructed; and 3) detailed criteria and procedures have been established for the annual assessment of parking utilization subject to the completion of a parking study or other technical information. A local coastal program amendment must be approved by the Coastal Commission before the Parking In-Lieu Fee Program may be implemented within this District.

DEVELOPMENT STANDARDS

